

ORDINANCE NO. R-2014-22 **AMENDED**

TAX CODE(S) 82-06-12-017-176.039-027;
82-06-12-017-176.012-027;
82-06-12-017-176.040-027;
82-06-12-017-176.021-027;
82-06-12-017-176.029-027;
82-06-12-017-176.020-027;
82-06-12-017-176.028-027;
82-06-12-017-176.030-027;
82-06-12-017-176.033-027

AN ORDINANCE TO REZONE CERTAIN REAL ESTATE IN THE CITY OF EVANSVILLE, STATE OF INDIANA, MORE COMMONLY KNOWN AS 5200 Lynch Road, Evansville, IN 47715
BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF EVANSVILLE, INDIANA, AS FOLLOWS, TO WIT:

Section 1: That Ordinance no. G-82-51, being the Municipal Code of the City of Evansville, Indiana, 1982, and more particularly Title XV, Chapter 153, by making certain changes in Atlas 1, which is made part of said section with respect to the following described real estate located in the City of Evansville, Vanderburgh County, State of Indiana:

by changing the zoning classification of the above-described real estate from R-1 to C-2, and said real estate is hereby so rezoned and reclassified.

Section 2. The Director of the Area Plan Commission of Evansville and Vanderburgh County is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on said Atlas 1 as set out in Section 1 of this Ordinance, and to make notation in ink thereon of reference to the number of this ordinance and the date of final publication of the amendatory ordinance after its passage and approval; however, failing to do so shall not invalidate this Ordinance.

Section 3. This ordinance shall be in full force and effect from and after its passage by the Common Council, its approval by the Mayor, and its publication as required by law, which publication is now ordered.

Passed by the Common Council of Evansville, Indiana, on this 9 day of Feb, 2014.⁵

ATTEST:

Jana Widner
City Clerk

Al. Sam Adams
President

Presented to me, the undersigned, City Clerk of the City of Evansville, Indiana, to the Mayor of said City, the 11 day of February, 2014.⁵

Jana Widner
City Clerk

Having examined the foregoing Ordinance, I do now, as Mayor of the City of Evansville, Indiana, approve said Ordinance, and return same to the City Clerk this 12th day of FEBRUARY, 2015 at 9:00 AM o'clock

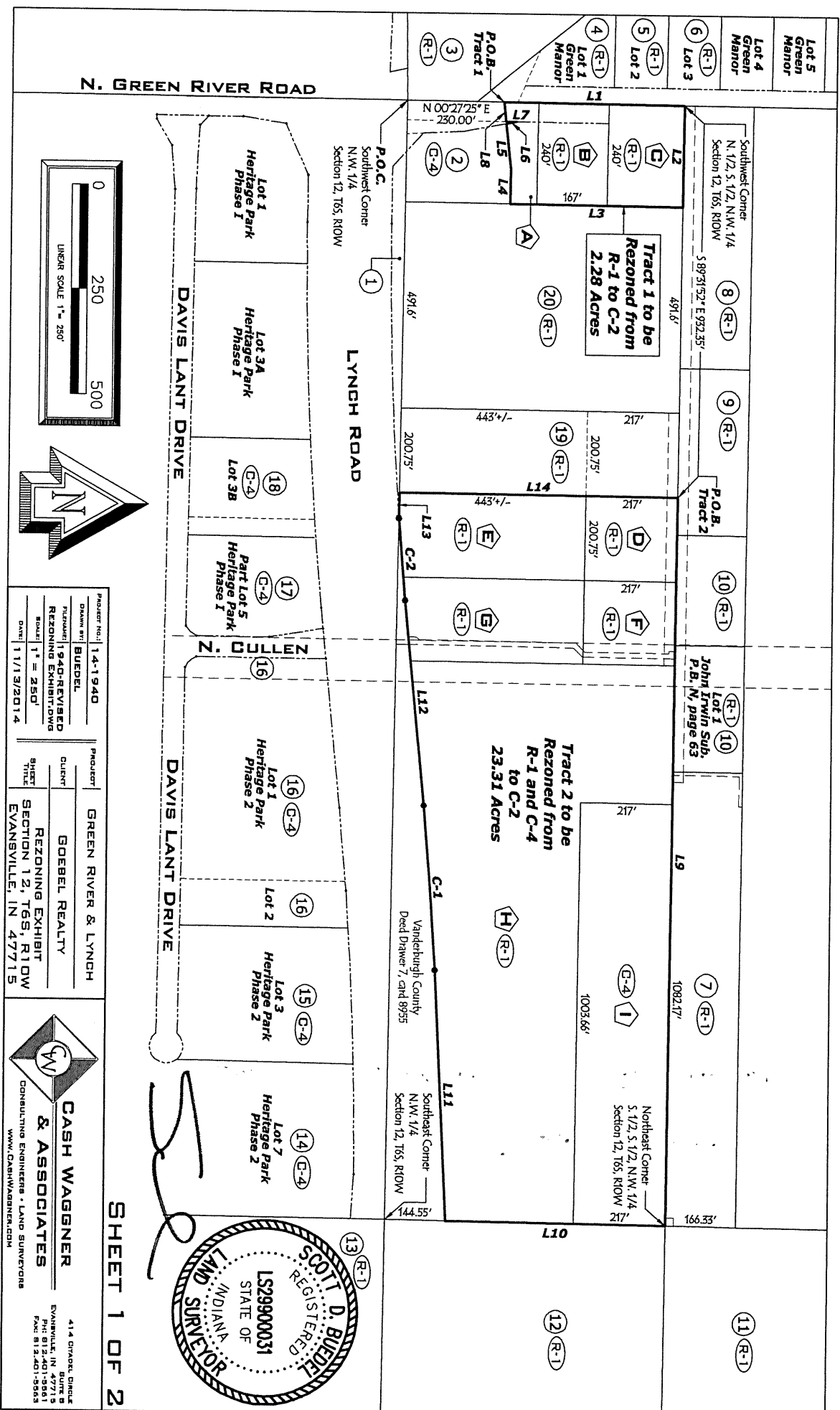
THIS INSTRUMENT PREPARED BY: Shawn Sullivan

Mike Shoop
Mayor of the City of Evansville, Indiana

FILED

NOV 17 2014

Jana Widner
CITY CLERK

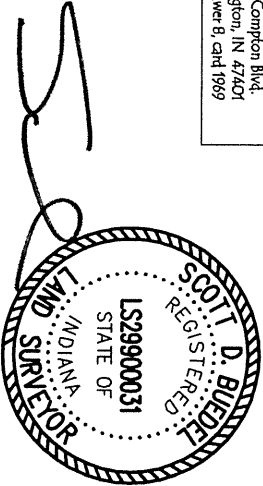


ADJOINER INFORMATION

①	82-06-12-017-176.005-027 Hinderliter, Keith A & James F. Vincent, II 7720 River Ridge Lane Evansville, IN 47712	82-06-12-017-176.009-027 82-06-12-017-176.014-027 Blankenbeger Brothers, Inc 17000 Water Tank Rd Cynthiana, IN 47612-9705	82-06-12-015-241.003-027 Evansville Area Tennis Partners 5428 Davis Lant Dr Evansville, IN 47715
②	82-06-12-017-176.010-027 Bayley-Young Properties LLC PO Box 385 Camel, IL 62821-0385	82-06-12-017-176.031-027 Kim, Chong Soo MD 8900 Peetersburg Rd Evansville, IN 47725	82-06-12-013-241.002-027 82-06-12-013-241.004-027 82-06-12-013-234.008-027 Browning Family Limited Partnership 738 Diamond Ave Evansville, IN 47711
③	82-06-11-017-175.003-027 Kumiller, Roy L TRS & Patricia R 901 N Garden Ridge Blvd, Apt 1320 Lexisville, TX 75077	82-06-12-017-176.015-027 Iwain, Betty J 4103 N Green River Rd Evansville, IN 47715	82-06-12-013-224.004-027 Brookway Summit LLC PO Box 5048 Evansville, IN 47716
④	82-06-11-012-190.001-027 82-06-11-012-190.016-027 Durchholz, Joseph A & Joan E TVE 4000 N Green River Rd Evansville, IN 47715	82-06-12-017-177.002-027 Folz, Rita A 4003 N Green River Rd Evansville, IN 47715-1537	82-06-12-013-234.004-027 Maple Hill Holding Company, LLC 10288 State Route 66 Newburgh, IN 47650
⑤	82-06-11-012-190.002-027 Hames, Mildred C L/E & Hames, T/C 5816 Madison Ave Evansville, IN 47715	82-06-12-017-177.003-027 Diprimio, Cynthia & Jennifer Cannon 4109 N Green River Rd Evansville, IN 47715	82-06-12-017-176.022-027 82-06-12-017-176.034-027 Robert C & Angela Schockman 12345 Petersburg Road Evansville, IN 47725
⑥	82-06-11-012-190.003-027 Leland Perry Nunamaker & Kim Ann Nunamaker 9000 Whispering Tree Lane Evansville, IN 47711	82-06-12-017-177.023-027 Dillman, Matt V/O Eral 300 Beinger Evansville, IN 47711	82-06-12-017-176.004-027 Cynthia Diprimio, Rita Folz & Angela Schockman 4612 E. Compton Blvd. Bloomington, IN 47401
⑦	82-06-12-017-176.035-027 Word of His Grace Fellowship, Inc 4105 N. Green River Road Evansville, IN 47715 Deed Drawer 11, cnd 454	82-06-12-015-241.007-027 Tech Center LLC 3701 Communications Way Evansville, IN 47715	82-06-12-017-176.039-027 Rita Folz 4003 N. Green River Road Evansville, IN 47715 Document 2007600015718

EXISTING OWNER INFORMATION

A	82-06-12-017-176.039-027 Rita Folz 4003 N. Green River Road Evansville, IN 47715 Document 2007600015718	82-06-12-017-176.020-027 Jennifer Cannon (Jennifer Simpson) 4109 N. Green River Road Evansville, IN 47715 Deed book 681, page 77
B	82-06-12-017-176.012-027 Rita A. Folz 4003 N. Green River Road Evansville, IN 47715 Deed book 635, page 525	82-06-12-017-176.028-027 Jennifer Folz Cannon 4109 N. Green River Road Evansville, IN 47715 Deed Drawer 8, cnd 1988
C	82-06-12-017-176.040-027 Rita Folz 4003 N. Green River Road Evansville, IN 47715 Document 2007600015718	82-06-12-017-176.030-027 Jennifer Folz Cannon 4109 N. Green River Road Evansville, IN 47715 Deed Drawer 10, cnd 4278
D	82-06-12-017-176.021-027 Cynthia Diprimio (Cynthia Folz) 4612 Compton Blvd. Bloomington, IN 47401 Deed Drawer 1, cnd 2442	82-06-12-017-176.033-027 Jennifer Cannon & Peter Cannon 4109 N. Green River Road Evansville, IN 47715 Deed Drawer 10, cnd 4209
E	82-06-12-017-176.029-027 Cynthia Folz Diprimio 4612 E. Compton Blvd. Bloomington, IN 47401 Deed Drawer 8, cnd 1989	



TRACT 1 LINE TABLE

NUMBER	DIRECTION	DISTANCE
11	N 00°27'25" E	427.58'
12	S 89°31'52" E	239.99'
13	S 00°27'25" W	409.08'
14	N 89°20'35" W	183.14'
15	S 83°38'55" W	107.56'
16	N 10°50'14" W	25.81'
17	S 00°27'25" W	25.91'
18	S 83°38'55" W	45.32'

TRACT 2 LINE TABLE

NUMBER	DIRECTION	DISTANCE
19	S 89°31'52" E	1736.30'
110	S 00°45'38" W	521.60'
111	S 87°04'10" W	598.64'
112	S 84°22'22" W	492.07'
113	N 89°20'49" W	60.56'
114	N 00°27'25" E	660.57'

TRACT 2 CURVE TABLE

NUMBER	DELTA ANGLE	C-1	C-2
CHORD DIRECTION			
TANCENT		5 85°39'53" W	5 88°02'05" W
RADIUS		196.09	98.13
ARC LENGTH		8694.36	8494.36
CHORD LENGTH		392.12	196.25
		392.09	196.25

PROJECT NO. 14-1940

DRAWN BY: BUEDEL

REVISION: 1940-REVISED REZONING EXHIBIT.DWG

SCALE: N/A

DATE: 11/13/2014

PROJECT: GREEN RIVER & LYNCH

CLIENT: GOEBEL REALTY

SUBJECT: REZONING EXHIBIT SECTION 12, T6S, R10W EVANSVILLE, IN 47715

CASH WAGNER & ASSOCIATES

CONSULTING ENGINEERS • LAND SURVEYORS

414 GYRARD, SUITE 100
EVANSVILLE, IN 47713
PH: 812.401-5561
FAX: 812.401-5563
WWW.CASHWAGNER.COM

AMENDED

ORDINANCE NO. R-2014-22

PETITIONER Oak Hill Investments, LLC PHONE (812) 422-9054
ADDRESS 728 N. Cross Pointe Blvd. ZIP CODE 47715
OWNER OF RECORD See attached list of owners PHONE _____
ADDRESS _____ ZIP CODE _____

- REPRESENTATIVE FOR PETITIONER
(Optional)
- NAME Shawn M. Sullivan, Esq., Terrell, Baugh, Salmon & Born, LLP
ADDRESS/ZIP 700 S. Green River Road, Evansville, IN 47715
PHONE (812) 479-8721

Anna Widner
CITY CLERK

DATE 11/14/14

OWNER OF RECORD Rita A Folz
PRINTED NAME: RITA FOLZ
ADDRESS: 4003 N. Green River Road
Evansville, IN 47715

DATE _____

OWNER OF RECORD _____
PRINTED NAME: JENNIFER CANNON & PETER CANNON
ADDRESS: 4109 N. Green River Road
Evansville, IN 47715

DATE _____

OWNER OF RECORD _____
PRINTED NAME: CYNTHIA FOLZ DIPRIMO
ADDRESS: 4612 Compton Blvd.
Bloomington, IN 47401

DATE _____

OWNER OF RECORD _____
PRINTED NAME: RITA FOLZ
ADDRESS: 4003 N. Green River Road
Evansville, IN 47715

DATE 11/16/14

OWNER OF RECORD Jennifer Cannon Peter Cannon
PRINTED NAME: JENNIFER CANNON & PETER CANNON
ADDRESS: 4109 N. Green River Road
Evansville, IN 47715

DATE _____

OWNER OF RECORD _____
PRINTED NAME: CYNTHIA FOLZ DIPRIMIO
ADDRESS: 4612 Compton Blvd.
Bloomington, IN 47401

DATE _____

OWNER OF RECORD _____

PRINTED NAME: RITA FOLZ

ADDRESS: 4003 N. Green River Road
Evansville, IN 47715

DATE _____

OWNER OF RECORD _____

PRINTED NAME: JENNIFER CANNON & PETER CANNON

ADDRESS: 4109 N. Green River Road
Evansville, IN 47715

DATE 11/14/14

OWNER OF RECORD _____

PRINTED NAME: CYNTHIA FOLZ DIPRIMO

ADDRESS: 4612 Compton Blvd.
Bloomington, IN 47401

Rezoning Description

Tract 1:

Part of the South Half of the Northwest Quarter of Section 12, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of said Section 12; thence along the west line of the South Half of the Northwest Quarter of said Section, North 00 degrees 27 minutes 25 seconds East 230.00 feet to the point of beginning; thence continue along the west line of the South Half of the Northwest Quarter of said Section, North 00 degrees 27 minutes 25 seconds East 427.58 feet to the Northwest Corner of the South Half of the South Half of the Northwest Quarter of said Section; thence along the north line of said Half Half Quarter Section, South 89 degrees 31 minutes 52 seconds East 239.99 feet to the northeast corner of a tract of land conveyed to Rita Folz in Document 2007R00011378 in the Office of the Recorder of Vanderburgh County, Indiana; thence along the east line and the extended east line of said Folz tract, South 00 degrees 27 minutes 25 seconds West 409.08 feet to the northeast corner of a tract of land conveyed to Bayley-Young Properties LLC in Document 2000R00004768 in the office of said Recorder; thence along the north line of said Bayley –Young tract, North 89 degrees 20 minutes 35 seconds West 83.14 feet; thence continue along the north line of said Bayley –Young tract, South 83 degrees 38 minutes 35 seconds West 107.56 feet to a corner of a tract of land conveyed to Vanderburgh County in Deed Drawer 8, card 164 in the Office of said Recorder; thence along the boundary of said Vanderburgh County tract, North 10 degrees 50 minutes 14 seconds West 25.81 feet; thence continue along the boundary of said Vanderburgh County tract, South 00 degrees 27 minutes 25 seconds West 25.91 feet; thence South 83 degrees 38 minutes 35 seconds West 45.32 feet to the point of beginning and containing a gross area of 2.28 acres, more or less.

Tract 2:

Part of the South Half of the Northwest Quarter of Section 12, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of said Section 12; thence along the west line of the South Half of the Northwest Quarter of said Section, North 00 degrees 27 minutes 25 seconds East 657.58 feet to the Northwest Corner of the South Half of the South Half of the Northwest Quarter of said Section; thence along the north line of said Half Half Quarter Section, South 89 degrees 31 minutes 52 seconds East 932.35 feet to the northwest corner of a tract of land conveyed to Cynthia DiPrimio (Cynthia Folz) in Deed Drawer 1, card 2442 in the Office of the Recorder of Vanderburgh County, Indiana and being the point of beginning; thence continue along the north line of said Half Half Quarter Section, South 89 degrees 31 minutes 52 seconds East 1736.30 feet to the Northeast Corner of the South Half of the South Half of the Northwest Quarter of said Section; thence along the east line of the South Half of the Northwest Quarter of said Section 12, South 00 degrees 45 minutes 38 seconds West 521.60 feet to a corner of a tract of land conveyed to Vanderburgh County in Deed Drawer 7, card 8955 in the Office of said Recorder; thence along the boundary of said tract conveyed to Vanderburgh County the following four (4) calls:

South 87 degrees 04 minutes 10 seconds West 598.64 feet to the beginning of a curve to the left having a central angle of 02 degrees 35 minutes 03 seconds, a radius of 8694.36 feet and a chord dimension of South 85 degrees 39 minutes 53 seconds West 392.09 feet;

thence along the arc of said curve 392.12 feet;

thence South 84 degrees 22 minutes 22 seconds West 492.07 feet to the beginning of a curve to the right having a central angle of 01 degree 19 minutes 25 seconds, a radius of 8494.36 feet and a chord dimension of South 85 degrees 02 minutes 05 seconds West 196.25 feet;

thence along the arc of said curve 196.25 feet to a point on the south line of the Northwest Quarter of said Section 12;

thence along the south line of said Quarter Section, North 89 degrees 20 minutes 49 seconds West 60.56 feet to the southwest of a tract of land conveyed to Cynthia Folz DiPrimio in Deed Drawer 8, card 1969 in the office of said Recorder; thence along the west line of said DiPrimio tract, North 00 degrees 27 minutes 25 seconds East 660.57 feet to the point of beginning and containing a gross area of 23.31 acres, more or less.

Subject to all easements, rights-of-ways, and restrictions of record.

RESTVIEW DR

A

HIRSCH RD

R-1

REZONE R-1 TO C-2

MUNSEE TRL

SACHEM WAY

R-4

LENAPE LN

REZONE R-1 & C-4 TO C-2

N GREEN RIVER RD

LYNCH RD

DAVIS LANT DR

C-4

COMMUNICATIONS WAY

PEACOCK LN

SPRING VALLEY RD

TURTLE DOVE CT

IBIS LN

SANDPIPER LN

EGRET WAY

C-2

HERON CT

STARLING DR

PINTAIL PS

GREAT LAKES DR N

GREAT LAKES DR

GREAT LAKES DR S

GREAT LAKES DR

GREEN RIVER DR

TIMBER LN

D-2